



Atlas of Aspirations



Magical Place to Sit

#01 Cleaner streets

Big issue! Making the place tidier is a very important issue to a lot of people. A more joined up town centre waste management strategy has been proposed as a solution.



Many sources

#02 Take a breath

Create a calm space that releases some of the pressure from Rye Lane. The area on Rye Lane is an intense competition for space. Buses, people, shops and rubbish all compete for a small strip of pavement. A new square could bring an element of calm. A place to rest before you head back out.



Eileen Conn

#03 A place to rest tired legs

Providing seating within the square and more generally in Peckham town centre is one of the most popular desires to come out of the process. For people to spend more time on the high street the place needs to encourage you to linger.



Commonplace
Weekly 1

#04 Trees

"It could be a forest!" Nature week was one of the most emotive subjects we discussed. The vast majority of people felt trees are really important to the future square. They provide shade in the summer and allow light to permeate in the winter. They make flickering, rustling noise when the wind blows and helps take pollution from the air. Trees attract pigeons and they make mess. Needs to be cleaned regularly.



Many sources



Magical Place to Sit

#05 Sit and be inspired

This aspiration comes from a talk we had with Candice. Candice is a local mum and during our discussion she mentioned she likes to sit at the Orchard in front of Peckham Plex. *"Its a safe place for the kids to run about while I like read the recipes and find out what type of trees they are. Something to keep my mind stimulated, something to watch and interact with."*



Shop Conversation -
Candice

#06 Not a wind swept square

Peckham Square at the top of Rye Lane is widely used as an example of bad public space in Peckham. One regular comment is its invariably windswept and cold, and they don't want to create another public space that feels the safe.



Shop Conversations

#07 I'll have a seat while kids play

The desire to have a seat, maybe with a cup of coffee and be able to keep an eye on your child while they play. Peckham Rye station is used by a lot of families



Shop Conversation

#08 Chance encounter

This aspiration combines an element of urban theory with comments made by members of the community. Jan Gehl has influenced the public realm in many of the worlds most livable cities, Copenhagen and Melbourne. Chance encounters was also a quote from a local resident who commented on how products are displayed in Peckham and how it raises the chance of meeting someone you know.



All Saints Church Inter-
view



Magical Place to Sit

#09 Water feature



Getting Up to the Platforms

#10 Lifts



Lift access to the platforms is a primary aspiration. This was the most emotive response we've heard on numerous occasions. Many people are prevented from using Peckham Rye station due to the lack of disability provision. Parents with prams, travellers with large bags and some elderly residents struggle to access the platforms.

Everywhere

#11 Bike park



The need to provide more facilities for bike parking has been raised a number of times within consultation. The parking may not need to be located directly within the square. There maybe potential to use some of the surrounding spaces and roads to meet this demand.

Commonplace

#12 Bus to train quickly and safely



During peak commuter times, large amounts of people flow into the station area. People are either walking from home of jumping off a bus and running up to the station platforms. During these times circulation and the ability to travel efficiently through the square is vital.

SHOP Conversation

#13 A shared surface



The section of Rye Lane that will boarder the square should encourage traffic to slow down and be more cautious. Methods such as changing the road surface and lifting it up to the level of the surrounding pavements could be design solutions.

Commonplace

Exhibition Road near the V&A was given as an example.



Getting Up to the Platforms

#14 Dropping Off Friends



A space to drop off/pick up people from the station. The loop running around the Art Deco McDonalds building has been suggested as a good place to quick drop off. This may contradict other council commitments to reduce traffic on Rye Lane. Would another station nearby be more appropriate for car access?

TRA Event

#15 Shelter while I wait



There is still confusion over the future location of bus stops within the new scheme. If bus stops are located along the new square boundary with Rye Lane will there be a need to provide shelter from the rain?

Editorial 141022

#16 Moving east and west



The CoDesign process has focused on a smaller site than the previous proposal. This has raised concerns from many people who new about the original project that joined up thinking on movement between the sites east and west of the square is being ignored.

Commonplace
SHOP Conversation
Blog

#17 Good paving



A safe space for people of all abilities to navigate. In the event of any redevelopment of the station square, we assume new paving would be included in any design proposal.

Commonplace
SHOP Conversation



Getting Up to the Platforms

#18 **Clear cycle routes**
Continuing the cycle route the length of Rye Lane.

Commonplace



A Space for Shared Identity

#19 Diversity, Diversity, Diversity



What do you love about Peckham? This is a question we've asked a lot, it's emotive and gets people talking. By far the most popular answer is...I Love Peckham's Diversity! Keeping and enhancing the diversity and richness within all layers of Peckham's society, economy and culture is pivotal to Peckham's shared identity and a source of pride. This aspiration can be applied to a number of different scenarios.

Everywhere

#20 Community cafe



There is potential for some of the arches to be for community use. A hub for the community. A space for different groups to meet and take some ownership over. Making a cafe for the community to run. How would this work?

Ruth Kennedy
TRA Meeting

#21 A meeting point



- A place to meet someone before going shopping.
- Somewhere to drink a coffee with friends.
- Waiting for a family member to arrive on the train or bus.

TRA Meeting

#22 Peckham Festival



The idea of having a Peckham Festival has been floated a few times within the process. An event to showcase Peckham to the rest of London.

Big Conversation -
Commerce



A Space for Shared Identity

#23 It feels like your place



This is a hard aspiration to quantify. This was a response to an interview conducted by Michelle Male (a local resident), with Eduardo Tello (Il Giardino restaurant owner).

MM : What makes you smile about Peckham?

ET : It feels like your place. You feel like you belong.

Peckham's got something...everyone has to like it, even new people.

Weekly Play

#24 Sign post for Peckham



Signage has been raised a number of times. Arriving in Peckham Rye station for the first time can be quite confusing and the design of the sign could be an interesting project for local people to engage with.

Opinion Card

#25 What's going on?



A place to showcase the wonders of Peckham. When someone arrives in Peckham, they need to know all the great things that are happening, there needs to be a way to tell them what going on. A platform so local groups can promote activities and events.

Commonplace
TRA Meeting

#26 I need to be represented



The space should be a for all people who associate themselves with Peckham. The following quote captures the sentiment for the aspiration.

"Different groups only respond or interact with a space or organisation if they see themselves represented "behind the desk." If you want the new square to be used by all groups of the community, they need to be represented in its physical structure and it's management." Lady from Copeland TRA

Copeland Interview



Youth Aspirations

#27 A space for play

#28 Job opportunities

#29 Teenage kicks

#30 Connexion Centre



Public Facilities

#31 The best public toilet in London



Providing a clean and cheap/free toilet for public use in the centre of Peckham is a very emotive issue for most people engaging with the project. Some comments aligned it as a basic right for the community. People are more likely to spend more time in the town centre if they don't have to worry about finding a nice clean toilet.

Talking Toilets Workshop
Everywhere

#32 Spending a penny



How do you pay for and make sure public toilets are abused.

- Become a community asset and let local artists design the toilets
- Have a payment system for access to the toilets
- In exchange for business incentives, couple toilets with a commercially let unit
- Toilets should be free for the public, costs should be fronted by the development and council.

Talking Toilets Workshop



A Green Future

#33 Network of green spaces



The green spaces within Peckham town centre need to be thought about in a joined up way. A green route has been proposed that starts at the station square and travels east beside the railway. A disused part of the elevated railway would connect to this and become an elevated park.

Weekly Editorial - Nature

#34 Climbing plants



The south facing arches was an area of particular interest. Could you use it to grow plants up? They could be trained to create canopies in the summer to shade the arches below. If they were vines you could have a mixture which produced fruit at different times of the year.

Weekly Editorial - Nature
Tree Workshop
Dimitri Blog

#35 Nature in the square



Having some form of nature in the square is a very popular aspiration. It complementing the aspiration for creating a calm space where you can relax and take a breath. Nature helps make the space seem softer and more inviting. Nature could be a good way to subtly zone the space for different uses. Ways suggested included wildflower meadows, blanching

<http://peckhamcodesign.org/25092014-a-third-identity-for-peckham/>

#36 Fruit trees



Could you grow edible plants in the square? Fig trees, lemon or orange, cherry, quince, damsons or vines.

Weekly Editorial - Nature
Tree Workshop



A Green Future

#37 Community gardening

Members of community are very keen to be involved in the maintenance of the green spaces within Peckham town centre. Existing models within Southwark for allowing the community more ownership and access to the green spaces could be applied.



- Bankside Open Spaces Trust

Weekly Editorial - Nature
Tree Workshop

#38 Where does my food come from?

This raised an issue of growing food in urban areas and helping inform people of where their food comes from.



Weekly Editorial - Nature
Dimitri Blog

#39 Creating habitats

Making habitats for species.



Weekly Editorial - Nature

#40 A Third Identity

Dimitri Launder Article



Architectural Heritage

#41 Revealing the station facade



The beauty of the station facade is seen as a major asset for Peckham. The building is a treasure trove of architectural features from a bygone era. One argument is, if you open up the station square the station becomes a more prominent feature for the centre of Peckham, at the moment it is hidden away.

Commonplace
SHOP Conversations

#42 Keep high rise buildings out of the immediate area



Rye Lane is a conservation area of mainly 2 to 3/4 storey buildings so high rise in this context is anything about this.

Atlas Exhibition event

#43 Art Deco Quarter



Around Peckham Rye station is a cluster of Art Deco buildings. Many of them are currently in need of careful restoration. Money has been allocated for a number of the building to be refreshed to their former glory. Some members of the community are asking if this could become an Art Deco Quarter? One building in particular would frame the side of the square opposite the station.

Peckham Vision
Commonplace No. 20

#44 Refurbishing the Art Deco arcade



Do we need a square at all? Can't we work with the existing Art Deco arcade and refurbish it? By opening up some of the ground floor you would still create a public space without the need to demolish a potential architectural asset. The existing structures could be renovated and built upon, adding additional retail and community space within the centre of Peckham.

Benny O'Looney
Adam Khan
Shaun McDowell



#45 Retain the 2 storry hairdressers & Iceland Art
Deco buildings on the corners

Atlas Exhibition event





Peckham in the Dark

#46 Speaking with light

Leaving the station through the arch passageways can sometimes be an uncomfortable experience late at night. Making sure the archways and routes to and from the station are well lit would make the area feel more accessible at night.



Commonplace
Speaking with Light
Workshop

#47 Activity in the arches after dark

Keeping the square active after dark is a great way of making the area feel safer.

“Rye Lane once had three cinemas and six pubs along the mile stretch. Not only did this mean the streets were busy and there was an atmosphere, having more people around meant it felt safer.”



SHOP Conversation -
Margaret
Blog

#48 Hairdressers open all hours

The hairdressers form an intense social venue until late in the evening. On a Friday and Saturday, someone might turn up at 9:30pm needing their hair fixed for going out at 11pm. They act as a community hub for kids and working mums to co-exist. Could it be the highest density of women owned businesses in London?



Commonplace
Dimitri

#49 The Golden Mile

“All the shops were glass fronted and they had their lights on, now you have shutters. For a mile long it was illuminated.”

The way shop fronts are designed can influence the feel of an area after dark.



SHOP Conversation -
Margaret
Blog



Peckham in the Dark

#50 Fun in the dark

The night time economy is a blossoming sector for Peckham. People travel from all over London to visit the bars and cultural scene.



Commonplace
Weekly - Play



Diverse Shopping Experience

#51 Small independent shops



The density and diversity of small independent shops and businesses is seen as an asset by the majority of the community. It's also a source of identity and pride for Peckham. The square is seen as an important testing ground for the future and the type of businesses and activities that take over any new property could set a tone.

Commonplace

#52 Street food



Street food should be encouraged. Lunch time in the square could be a street food market. Local restaurants and food sellers could set a pop up stall for 2 hours. Bringing all the diversity of Peckham's palette together.

David Lessore Interview

#53 Affordable



Rye Lane provides affordable healthy food for low wage households. Can this retail option be maintained with rising ground rents?

"Where will I shop if people with money keep pushing up the value of property. If the value of the property goes up the cost of my vegetables and groceries go up. My personal finances and those of my friends aren't going up so where am I going to shop? I'm disabled so can't go to other places to shop. I'm trapped."

SHOP Conversations

#54 Concern for existing businesses



When the idea of a square is introduced, concern is expressed about the existing businesses within the red line. The council has been listening to these concerns and the approach of the CPO's has been one of negotiation rather than whole scale removal. Many people feel that some of businesses have been there for a long time and deserve a place in the future of Peckham.

SHOP Conversations
Commonplace
Opinion Cards



Diverse Shopping Experience

#55 We used to have an M&S



There is nostalgia within the community harking back to Peckham's shopping heritage. There used to be large department stores in Peckham, M&S, BHS, C&A and Holdens. This gave Peckham status and provided a retail offer which shouted quality. A local resident told a story of the gold Rolex watch he bought metres from the station.

Commonplace
SHOP Conversations
Opinion Cards

#56 Gap in the retail offer



There is potential for more diversity in the shops available. There are two opinion camps within the community in regard to chain stores. Some feel chains are a good thing and provide a retail offer Rye Lane is currently lacking. One lady commented...*"There's nowhere to buy a party dress. Why can't we have an H&M or Topshop?"*

TRA Meeting

#57 Buses feed the businesses



The buses are the life blood for many of the businesses along Rye Lane. They bring the density of activity to the high street. During a period when the road was closed to buses many of the businesses suffered. Its the ease with which people can get from their home to the shops which attracts people.

Akbar Khan Interview

#58 Improving shop fronts



Peckham Vision
Lance - King and Queens



Low Thresholds into Business

#59 Low starter rents



The ability for an individual to start a business is seen as a key factor in Peckham's revival as a vibrant and exciting place to live and work. Entrepreneurial spirit is a massive source of local pride. Established businesses have supported individuals in setting up their own venture. It has been driver behind binding the community together.

Big Conversation -
Commerce

#60 Increasing opportunities for local people



Engaging local people and increasing their capacity to compete and make a living within their local environment. Giving local people the chance to experiment. They may not succeed at first but giving them the chance is the start.

PEM People

#61 Locally integrated businesses



Peckham's economy has been described as an Urban Ecology. The feeling is the social groups, businesses and creative communities have developed in tandem and as a result support each other through shared trade and economic interaction. The feeling is it has been nurtured and grown organically as it has responded to the changing environment. People are wary that large scale change would upset the fragility of the existing networks.

Big Conversation -
Commerce
SHOP Conversations

#62 Bring the community together



There has been an expressed desire for the community to come together and inform the future of the area. A genuine need for fair representation of Peckham's community in the continuing feedback to the CoDesign process and moving forward. Continue strengthening the bonds and communication between different groups.

Big Conversation -
Governance



Peckham Networks

#63 A new way of working



Local organisations and the council need a new way of communicating and working together. The CoDesign team has supplied a possible template for it to continue. It acts as a facilitator between groups to help them talk to each other. By listening to each group they can help mediate a bridge between them allowing for better dialogue and understanding.

Big Conversation - Governance

#64 Dedicated business support



Rye Lane traders have raised the point that business support for the local traders is needed to help them improve their retail offer and presentation. It should be offered by a retail professionals that are located within Peckham and are easily accessible.

Akbar Khan Interview

#65 More accessible information



The way information is distributed from the council to the business community needs to be done better. The council uses their website as the main point of access and distribution of information. Many people express their difficulty in navigating and processing the bureaucratic pathways needed to gain access to, for example a market stall pitch.

Akbar Khan Interview

#66 Phasing of development



The scale and speed of change is a concern for many people especially when you consider it within the environment of an urban ecology and the possible disruption to local businesses. It has be expressed that a phased approach to development to allow existing element to adapt would be desired.

SHOP Conversations



London wide Destination

#67 Creative Destination



The creative industries, bars and galleries are drawing people into Peckham, to live, work and play. The popularity of Frank's Bar, The Bussey Building and Bar Story brings thousands of people and money into the area each year. It is also the fastest growing economic sector within the UK. It's an asset to Peckham but people say they don't want to see what has happened in Shoreditch, Dalston and Hackney happen in Peckham.

SHOP Conversations

#60 Cultural Destination



Different African cultures travel to Rye Lane to buy products they can't get anywhere else in London. It has become a centre of excellence for many communities searching for a bit of home.

SHOP Conversations
Outreach Conversations

#61 The best Afro-Caribbean hairdressers



The Afro-Caribbean hairdressers sell some of the highest quality in London. People travel from far and wide to use the shops that sell hair extensions and products. Many of the shops on Rye Lane support the individual hairdressers.

SHOP Conversations
Outreach Conversations

#62 A Shopping Destination



Some people want to see Peckham return to the shopping destination in once was, the Golden Mile.

SHOP Conversations